041.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,600 / 828,600
					USE VALUE:	828,600 / 828,600
					ASSESSED:	828,600 / 828,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCARLETT DONOVAN CAROL
Owner 2:	SCARLETT MICHAEL O
Owner 3:	
Street 1:	76 RAWSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRISON PEARLINE--ETAL -
Owner 2:	SCARLETT MICHAEL O -
Street 1:	76 RAWSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	386,400	4,700	437,500	828,600
Total Card	0.097	386,400	4,700	437,500	828,600
Total Parcel	0.097	386,400	4,700	437,500	828,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.68 | /Parcel: 319.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	386,900	4700	4,230.	437,500	829,100	829,100	Year End Roll	12/18/2019
2019	104	FV	301,200	4700	4,230.	464,900	770,800	770,800	Year End Roll	1/3/2019
2018	104	FV	301,200	4700	4,230.	339,100	645,000	645,000	Year End Roll	12/20/2017
2017	104	FV	282,500	4700	4,230.	295,300	582,500	582,500	Year End Roll	1/3/2017
2016	104	FV	282,500	4700	4,230.	251,600	538,800	538,800	Year End	1/4/2016
2015	104	FV	251,700	4700	4,230.	246,100	502,500	502,500	Year End Roll	12/11/2014
2014	104	FV	251,700	4700	4,230.	202,400	458,800	458,800	Year End Roll	12/16/2013
2013	104	FV	261,900	4700	4,230.	192,500	459,100	459,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON PEARLI	53776-364		11/3/2009	Family	1	No	No		
CAPANO GLORIA -	22360-317		9/2/1992		194,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2016	1370	Solar Pa	4,564	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/22/2012	Inspected	BR	B Rossignol
1/17/2009	Meas/Inspect	197	PATRIOT
3/22/2000	Inspected	264	PATRIOT
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	80.	1.29	1									437,521						437,500	

Total AC/HA: 0.09711 | Total SF/SM: 4230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 437,521 | Spl Credit | Total: 437,500

User Acct

27688

GIS Ref

GIS Ref

Insp Date

11/10/18

!3389!

PRINT

Date	Time
12/10/20	18:39:21

LAST REV

Date	Time
04/26/19	08:38:02

apro

USER DEFINED

Prior Id # 1:	27688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.94040596
Adj $ / SQ:	181.629
Other Features:	101527
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600026
Depreciation:	213609
Depreciated Total:	386417

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

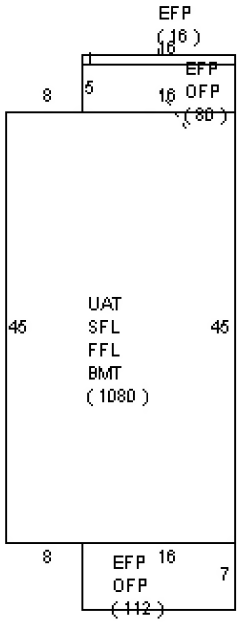
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.63
Special Features:	0	Val/Su Net:	98.82
Final Total:	386400	Val/Su SzAd	178.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	68.660	74,148
FFL	First Floor	1,080	181.630	196,159
SFL	Second Floor	1,080	181.630	196,159
UAT	Upper Attic	270	72.650	19,616
EFP	Enclos Porch	208	37.910	7,886
OFP	Open Porch	192	23.600	4,531

Net Sketched Area:	3,910			Total:	498,499
Size Ad	2160	Gross Are	4720	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700